

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Turlock Consortium**

State: **CA**

PJ's Total HOME Allocation Received: **\$10,231,587**

PJ's Size Grouping*: **B**

PJ Since (FY): **2000**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	83.90 %	94.82 %	80	94.94 %	2	5	
% of Funds Disbursed	83.90 %	83.49 %	42	84.35 %	31	35	
Leveraging Ratio for Rental Activities	0.11	5.69	80	4.59	2	2	
% of Completed Rental Disbursements to All Rental Commitments***	73.30 %	73.69 %	50	81.38 %	20	18	
% of Completed CHDO Disbursements to All CHDO Reservations***	96.88 %	60.98 %	9	68.05 %	97	95	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.48 %	78.15 %	47	79.65 %	47	44	
% of 0-30% AMI Renters to All Renters***	53.70 %	41.60 %	23	44.76 %	72	68	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.30 %	91.58 %	48	94.31 %	38	36	
Overall Ranking:			In State:	36 / 92	Nationally:	35 38	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,004	\$32,063		\$25,245	54 Units	26.10 %	
Homebuyer Unit	\$46,941	\$19,349		\$14,395	116 Units	56.00 %	
Homeowner-Rehab Unit	\$5,954	\$26,200		\$20,186	37 Units	17.90 %	
TBRA Unit	\$0	\$2,753		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Turlock Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$36,559	\$237,979	\$7,606
State:*	\$122,779	\$107,438	\$26,987
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.08

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	62.3	32.8	37.8	0.0
Black/African American:	1.9	0.9	0.0	0.0
Asian:	0.0	2.6	0.0	0.0
American Indian/Alaska Native:	1.9	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	1.9	0.9	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.9	0.0	0.0
Asian and White:	0.0	1.7	0.0	0.0
Black/African American and White:	1.9	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	4.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.9	0.0	0.0

ETHNICITY:

Hispanic	30.2	55.2	62.2	0.0
----------	------------------------------------------------------------------	------------------------------------------------------------------	------------------------------------------------------------------	-----------------------------------------------------------------

HOUSEHOLD SIZE:

1 Person:	77.4	5.2	32.4	0.0
2 Persons:	13.2	5.2	35.1	0.0
3 Persons:	5.7	25.9	16.2	0.0
4 Persons:	3.8	19.8	13.5	0.0
5 Persons:	0.0	20.7	0.0	0.0
6 Persons:	0.0	13.8	2.7	0.0
7 Persons:	0.0	8.6	0.0	0.0
8 or more Persons:	0.0	0.9	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	1.9	6.9	5.4	0.0
Elderly:	86.8	0.9	56.8	0.0
Related/Single Parent:	5.7	23.3	2.7	0.0
Related/Two Parent:	5.7	69.0	29.7	0.0
Other:	0.0	0.0	5.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	15.1	0.0 [#]
HOME TBRA:	0.0	
Other:	54.7	
No Assistance:	30.2	

of Section 504 Compliant Units / Completed Units Since 2001 56

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Turlock Consortium State: CA Group Rank: 35
(Percentile)
State Rank: 36 / 92 PJs Overall Rank: 38
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	73.3	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	96.88	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.48	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	96.3	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.13	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

